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VENTURA COUNTY

GUIDE TO LANDSCAPE PLANS



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AUGUST 1986

RESOURCE MANAGEMENT AGENCY
PLANNING DIVISION

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VENTURA COUNTY GUIDE TO LANDSCAPE PLANS

A. PURPOSE OF GUIDE

The purpose of this guide is to clearly define the manner in which landscape plans shall be submitted to satisfy the landscaping requirements of the County of Ventura. It is the intent of this guide to offer the applicant as much latitude as possible when designing the project landscaping, while at the same time meeting the minimum landscape standards of the County. The applicant is encouraged to take full advantage of the wide range of landscape materials and design possibilities within the framework established by this guide. Overall, this guide will explain the processing steps involved for landscape plan approval, requirements for submittal of landscape plans, minimum landscape standards, the proper use of landscaping, and a suggested plant list of native and exotic plant materials.

B. PROCESSING PROCEDURES

Any development permit approved by the County may be conditioned to require permanent landscaping. The steps in processing landscape plans are as follows:

1. Pre-Submittal Meeting: The pre-submittal is the suggested first step in securing landscape plan approval for the proposed project. Although the pre-submittal meeting is not mandatory, this meeting will familiarize the applicant and/or his landscape architect with the County's review process, identify the information and materials necessary to file landscape plans, and discuss various planting materials. A pre-submittal meeting may be arranged by contacting the County Landscape Coordinator of the Planning Division.
2. Plan Submittal: Once the applicant and/or his landscape architect has prepared all information identified during the pre-submittal meeting and assembled that information in accordance with this guide, the applicant may formally submit the project's landscape plans and pay the required deposit fee pursuant to Board Resolution No. 222.
3. Plan Review: Upon receipt of the landscape plans, the County Landscape Coordinator shall review the plans for completeness and forward the plans to the County's Landscape Consultant for expert review. The consultant's review, which normally takes two weeks, consists of an on-site inspection and compatibility of selected plant materials, adequate irrigation, and consistency with County standards as outlined by this guide. Upon completion of this review, the consultant submits the plans to the Planning Division outlining his/her findings and recommendations.
4. Approval: Based upon the findings and recommendations of the County's Landscape Consultant, the Planning Director or his/her designee may approve or require modification of the project's landscape plans.

5. Guarantee/Surety: If the landscaping will not be installed prior to occupancy (non-sloped areas of residential projects only), the applicant shall post with the Planning Division a penal surety/guarantee equivalent to 25 percent of the cost of materials and installation of the plant materials and irrigation system or \$1,000, whichever is greater. The surety must be submitted to the County prior to issuance of a Zone Clearance.
6. Installation and Inspection: Landscape plantings and accompanying irrigation for commercial, industrial and sloped areas shall be installed prior to issuance of a Certificate of Occupancy by the Building and Safety Division. Landscaping and irrigation for residential projects (non-sloped areas only) shall be installed within the time frames established by the conditions of the development permit or approved landscape plans. The applicant's landscape architect shall be required to certify in writing to the Planning Director that all work has been completed in accordance with the approved plans and specifications. The County's Landscape Coordinator or Landscape Consultant will conduct the final landscape inspection after receipt of this certification.
7. Exoneration of Surety: If, upon final landscape inspection, it is determined that the landscaping and irrigation have been installed in accordance with the approved plans, the Planning Division will return the surety/guarantee to the applicant.

C. SUBMITTAL REQUIREMENTS

The project's landscape plans shall be prepared by a California registered landscape architect, unless waived by the Planning Director or designee. In order to be able to evaluate the project's landscape plans in a comprehensive and complete manner, submittals shall include the following:

1. Plan Check Fee: The applicant shall pay a deposit fee and submit a signed reimbursement agreement (see Attachment "1") to cover landscape review and inspection.
2. Planting Plan: The planting plan shall be drawn on clear and legible base sheets prepared especially for the landscape submittal. Three (3) copies shall be submitted at the time of filing. The following requirements and information shall be provided:
 - a. Size: Plans shall not exceed 30" x 42", or be less than 22" x 36" in size.
 - b. Scale: The scale shall not be smaller than 1" = 20', unless prior approval by the Planning Director or designee for large areas not requiring detail. In no case shall the scale be less than 1" = 30'.
 - c. Title Block: Indicate on all plans the names, addresses and phone numbers of the applicant and landscape architect. Also, the project identification number shall be indicated (i.e. PD, DP, CUP, RPD, TRACT).

d. Physical Characteristics: The landscape plans should accurately and clearly portray the following existing (to be retained) and proposed features:

- o Landscape materials, trees, shrubs, groundcover, etc.
- o Property lines;
- o Streets, street right-of-ways, access easements and/or public or private driveways, walkways, bike paths, and any other paved areas;
- o Buildings and structures;
- o Parking areas, lighting, striping, and wheel stops;
- o Grading areas - top and toe of slopes, slope direction;
- o Utilities - streetlighting, fire hydrants (if available);
- o Natural features - water courses, rock outcropping, etc.

Planting Plans may include design elements such as boulders, mounds, signs, sculpture, etc. All items shall be indicated as to the size (at maturity in the case of plant materials) and in scale with the proposed project.

Planting symbols shall be clearly drawn and plants labeled or abbreviated (3 letter minimum) on each sheet by botanic name. Numeric or graphic definition alone is not acceptable. Container size and/or spacing and quantities shall be clearly indicated for each group of plants. Sizes of plants at planting time should be adequate to meet specific conditions of project approval.

See Attachment "2" as an example of a landscape Planting Plan.

3. Irrigation Plan: The irrigation design shall provide adequate coverage and sufficient water for the continued healthy growth of all proposed plantings with a minimum of waste or overspray on adjoining areas.

Irrigation Plans shall be drawn in a legible manner, separate from, but utilizing the same format as the Planting Plan. Plans shall be concise and accurate, including, but not limited to:

- a. Design pressure as well as static pressure (contact water company).
- b. Point of connection (location and size).
- c. Backflow protection, as approved by Ventura County Environmental Health.
- d. Valves, piping, controllers, heads, quick couplers, etc. Show gallonage requirements for each valve on the plan.

The legend shall include equipment manufacturer, type of equipment, model number, gallons per minute (G.P.M.) demand, pounds per square inch (P.S.I.) demand, radius/diameter of coverage, remarks or special notes and a reference to the corresponding detail number. All equipment shall be designed for installation per manufacturer's recommendation, Uniform Plumbing Codes and all local regulations.

Specific site conditions and proposed landscape materials will determine the design of the irrigation system. Further, when considering design alternatives, the following criteria shall be utilized:

- a. Landscape materials which require different watering needs shall be irrigated by separate control valves (examples: full sun/full shade, level areas/sloped areas, shrubs/lawn, street trees, etc.). If one control valve is used for a given area, only landscape materials with similar watering needs shall be used.
- b. Low precipitation sprinklers shall be employed to conserve water.
- c. Sprinklers shall not throw water off of the property onto public areas or into non-planted areas.
- d. Plastic (PVC) mainline piping requires placement not less than 18" below final grade, with lateral lines requiring 12". Galvanized lines on slope areas may be above ground.

See Attachment "3" as an example of a landscape Irrigation Plan.

4. Written Specifications/Applicable Details: Three (3) copies of the details and specifications shall be provided for all facets of the landscape project, including planting, soil preparation, tree staking and guying, separation of different types of planting areas, installation details, and post installation maintenance program, etc. (see Attachment "4").
5. Site Plan: One copy of the County approved development permit Site Plan for the proposed project shall be provided in order for the County Landscape Consultant to have a clear and accurate portrayal of the project and project site.
6. Architectural Elevations: One copy of the proposed project's elevations shall be submitted in order to review compatibility of proposed plant materials with architectural design elements.
7. Grading Plan: One copy of the approved Grading Plan shall be provided in order to review height of graded slopes, pad elevations, and finish grade.
8. Conditions of Approval: One copy of the approved project conditions, initialled by the applicant's Landscape Architect, shall be submitted with the landscape plans so that the applicant's landscape architect is ensured of having seen the conditions and so that the County's landscape consultant can review the proposed landscape plans for consistency with the specific conditions.

D. LANDSCAPE STANDARDS

Proposed plant materials should relate to architectural design elements of the structures on the site and should be compatible with the character of adjacent landscaping, provided the quality of the adjacent landscaping meets the standards of this guide. The following landscape standards for

permanent landscaping are minimums. When special circumstances or exceptional characteristics are applicable to the property involved (size, shape, topography, etc.), the Planning Director may modify (reduce or increase) the standard(s), except as otherwise limited by the Zoning Ordinance Code.

1. Minimum Site Coverage: Landscape percentages shall be computed on the basis of the net project site area which includes the area of all structures, drives, walks, and parking on the site, but not areas dedicated for public right-of-way. The required percentages of landscaping relative to site area are as follows:

- o Industrial. 5%
- o Commercial. 10%*
- o Residential (as specified in the Planned Development Permit)

*"Minimum coverage requirements for Commercial lots of less than 5,000 square feet only may be modified by the Planning Director, depending on architectural design" (Ordinance Code Section 8130-2.3).

2. Minimum Planter Width: Landscaped areas shall be a minimum of four (4) feet wide (including curbs). Narrower landscape areas may be permitted, but shall not be counted toward meeting the minimum coverage requirements of Nos. 1 above and 4a. below.

3. Perimeter Planting: The area within required setbacks of commercial or industrial projects, not used for other purposes, shall be landscaped.

4. Parking Areas: All open (uncovered) automobile parking areas shall provide landscaping in accordance with the following:

- a. Open parking areas shall contain a minimum of ten percent (10%) of their area to landscaping, which is counted toward meeting the minimum site coverage requirements (see #1 above). Landscaping shall be computed on the basis of the net parking facilities, which includes parking stalls, access drives, aisles, and walkways, but shall not include required landscaping adjacent to streets.
- b. A landscaping strip shall be provided along property lines adjacent to any public or private street right-of-way. Said planting strips shall not be less than five (5) feet wide for Commercial lots and not less than ten (10) feet wide for Industrial lots. Landscape strips adjacent to major thoroughfares may be required to be greater.
- c. All parking lot planting areas shall be entirely enclosed within a reinforced brick or masonry planter box or portland cement concrete curb not less than six (6) inches high.
- d. Landscaping shall permit adequate site-distance for motorists and pedestrians, and shall not interfere with the effectiveness of parking lot lighting (see Public Works Agency requirements).

- e. A minimum of one tree shall be installed within a tree well or planter area of the parking lot for every ten (10) single-row parking stalls or every twenty (20) double-row parking stalls. Tree wells shall be a minimum of sixteen (16) square feet (including curbs).
- f. Concrete wheel stops shall be provided for all parking spaces. The concrete curb around landscape areas may be utilized as a wheel stop provided the area of car overhang (2½ foot maximum) does not damage or interfere with plant growth or irrigation systems. If this alternative is utilized, minimum planter widths (including curb) shall be as follows (see Attachment "5"):
 - (1) Not less than five and one-half (5½) feet for single-vehicle overhang.
 - (2) Not less than eight (8) feet for double-vehicle overhang.
- 5. Screening: Landscaping should be used to screen storage areas, trash enclosures, parking areas, public utilities, and other similar land uses or elements which do not contribute to the enhancement of the surrounding areas. Landscape screening shall be of a height and density so that it provides the desired effect within three (3) years growing time.
- 6. Street Trees: Street trees may be required as a condition of the development permit. No street tree will be approved for planting where its growth will cause interference, obstruction, damage, or injury (either directly or indirectly) to use of a sidewalk or street right-of-way (see Attachment "6" for a list of suggested street trees). Street trees shall be planted according to the following standards and as delineated per Attachments "7" and "8":
 - a. Trees shall not be planted within thirty (30) feet of the curb return of a street intersection.
 - b. Trees shall not be planted closer than four (4) feet from any walkway or public sidewalk, except where tree wells or parkways are provided in the sidewalk area (see Attachments "8-B" and "8-C"). Where trees are planted closer than six (6) feet from any public sidewalk, a Type "D" tree well detail shall be used (see Attachment "8-D").
 - c. Trees shall not be located closer than ten (10) feet from any driveway, utility pole, fire plug or to the rear of any street or directional sign; fifteen (15) feet from light standards, and twenty-five (25) feet from the front of any traffic or direction sign.
 - d. Trees shall be spaced an average of forty (40) feet apart, but not less than one per lot and two per corner lots.

- e. Trees that typically grow taller than twenty (20) feet in height and do not lend to top trimming, will not be permitted under utility wires.
7. Use of Plant Materials: The scope of a project will ultimately determine landscape plant selection. A listing of native and exotic plant materials is outlined on Attachment "9". In order for landscaping to relate to architectural design, the following criteria is suggested:
- a. Evergreen trees are encouraged against buildings to soften the appearance of blank expanses of walls, visually screen neighboring projects, and sub-divided exterior spaces.
 - b. Deciduous trees are effectively used for solar control in summer and winter. Some trees are flowering and are desirable as accents.
 - c. Large shrubs are used to screen undesirable views and act as an intermediate height element to bring buildings into human scale.
 - d. Medium/Low shrubs are ornamental and provide foliage, texture and color to landscape themes.
 - e. Vines and Espaliers are effective screens in visually softening walls and fences. Many vines provide excellent flower color to brighten narrow planters against buildings and walls.
 - f. Applicable native plant materials and drought tolerant species are encouraged for water conservation. See Appendix 1 for guidelines.
8. Groundcover: The use of perennial groundcover is an acceptable landscaping method in reducing maintenance costs and controlling erosion. Irrigated and non-irrigated groundcovers are discussed below:
- a. Irrigated Groundcover: Irrigated groundcovers may be planted from rooted cuttings or applied as hydromulch. Rooted cuttings may be selected from Attachment "9", and hydromulched groundcovers may be selected from Attachment "10". Other rooted cuttings and seed mixtures may be considered if submitted by a California registered landscape architect.
 - b. Non-irrigated Groundcover: In certain situations, temporary plantings may be required where irrigation is not economically feasible nor desirable. Non-irrigated hydromulch seeds as indicated on Attachment "11" are acceptable for natural or undisturbed slopes. Hydromulch seeds should be applied following the first measurable rainfall in the FALL of the year or a temporary irrigation method shall be provided to ensure germination and minimum growth. If the natural rainfall fails to provide adequate moisture for germination, supplemental irrigation may be required.

9. Manufactured Slopes: Manufactured (man-made) slopes three (3) feet in height or greater shall be planted and irrigated per the following standards:

a. Groundcover: Manufactured slopes shall be planted with groundcover materials for erosion control. Ground cover may be applied as a hydromulch or planted from rooted cuttings (see Section 8 above). The requirement for groundcover may be deleted for slopes less than five (5) feet in height if requested in writing by a registered soils engineer.

b. Trees and Shrubs: Manufactured slopes shall have a mixture of trees and shrubs incorporated with groundcover to assure soil stabilization and to promote varying height and mass of landscaping. However, sloped areas within privately owned single-lots which are less than eight (8) feet in height are not required to be planted with shrubs, and less than five (5) feet in height are not required to be planted with trees.

There shall be a minimum one (1) tree for every 500 square feet of slope area. If permanent groundcover is applied as a hydromulch, there shall be a minimum of one (1) shrub for every 125 square feet of slope area. If rooted cuttings are utilized as groundcover, there shall be one (1) shrub for every 300 square feet of slope area. There should be a mix of one (1) gallon to fifteen (15) gallon trees and shrubs to promote varying height and mass of landscaping.

c. Irrigation: Soil type and percolation rate shall be considered when designing slope irrigation. Low precipitation sprinklers shall be employed to conserve water and promote continued, healthy growth of the planting. Slopes over three (3) feet, but under five (5) feet in height, and totalling less than 1000 square feet in area, may be irrigated by hose bibs located not more than fifty (50) feet from the area to be irrigated. Slopes over five (5) feet in height or totalling more than 1000 square feet in area shall have an approved, permanently installed irrigation system.

RA:dv/E211

ATTACHMENT "1"

REIMBURSEMENT AGREEMENT
FOR LANDSCAPE PLAN REVIEW

Permit/Entitlement No(s).:

I, the undersigned Principal or Agency, hereby authorize the County of Ventura to review the submitted Landscape Plans for the above referenced permit/entitlement request(s) in accordance with the Ventura County Ordinance Code. I am herewith depositing \$_____ to cover staff review, coordination and processing cost based on real time expended. I understand that if the final cost is less than the deposit fee, the unused portion of the deposit will be refunded to me. I further understand that if the final cost is more than the deposit fee, I shall pay the balance due.

Name of Principal* (print or type): _____

Address of Principal (do not use PO Box): _____

Name of Agency (if different than Principal): _____

Address of Agency (do not use PO Box): _____

Signature: _____ Date: _____

*If corporation, list corporate officer(s) authorize to act on behalf of corporation.

RA:IB46

ADJACENT BUILDING

ADJACENT PROJECT

INTERIOR #2

INTERIOR #2

EXTERIOR #2

05 EUPHORBIA INDICA
EXG 'SPRINGTIME'

GAZANIA UNIFLORA
12" O.G. FROM FLATS

11 EUCALYPTUS
18G SIDEROSTYCHON

LOADING
ZONE

BUILDING

21 JUHIPERUS CHITENSIS
26 'MINT JULIP'

5 PINUS CANARIENSIS
24" BOX - UNTRIMED

41 XYLOSMA CONGESTUM
36

28 MELALEUCA QUINQUEF.
24" BOX MULTI-TRUNK

MOUNDING - TYPICAL
ONE FT. CONTOURS

LAWN - SEE SPEC. FOR MIX

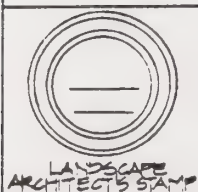
SIGN - N.I.C.

0 GINKGO BILOBA
18G 'AUTUMN GOLD'

STREET NAME

NOTES:

1. SEE SPECIFICATIONS FOR SOIL PREP. & BACKFILL MIX.
2. SEE DETAILS FOR STAKING, GUYING & PLANTING.
3. ALL WORK SHALL BE APPROVED BY LANDSCAPE ARCH.



OWNER'S NAME/ADDRESS:

SHEET TITLE:

PLANTING PLAN

DATE:

SCALE: N.T.S.

REVISIONS:

SHEET NO.

1

LANDSCAPE ARCH.'S NAME/ADDRESS:

PROJECT NAME:

ATTACHMENT "2"

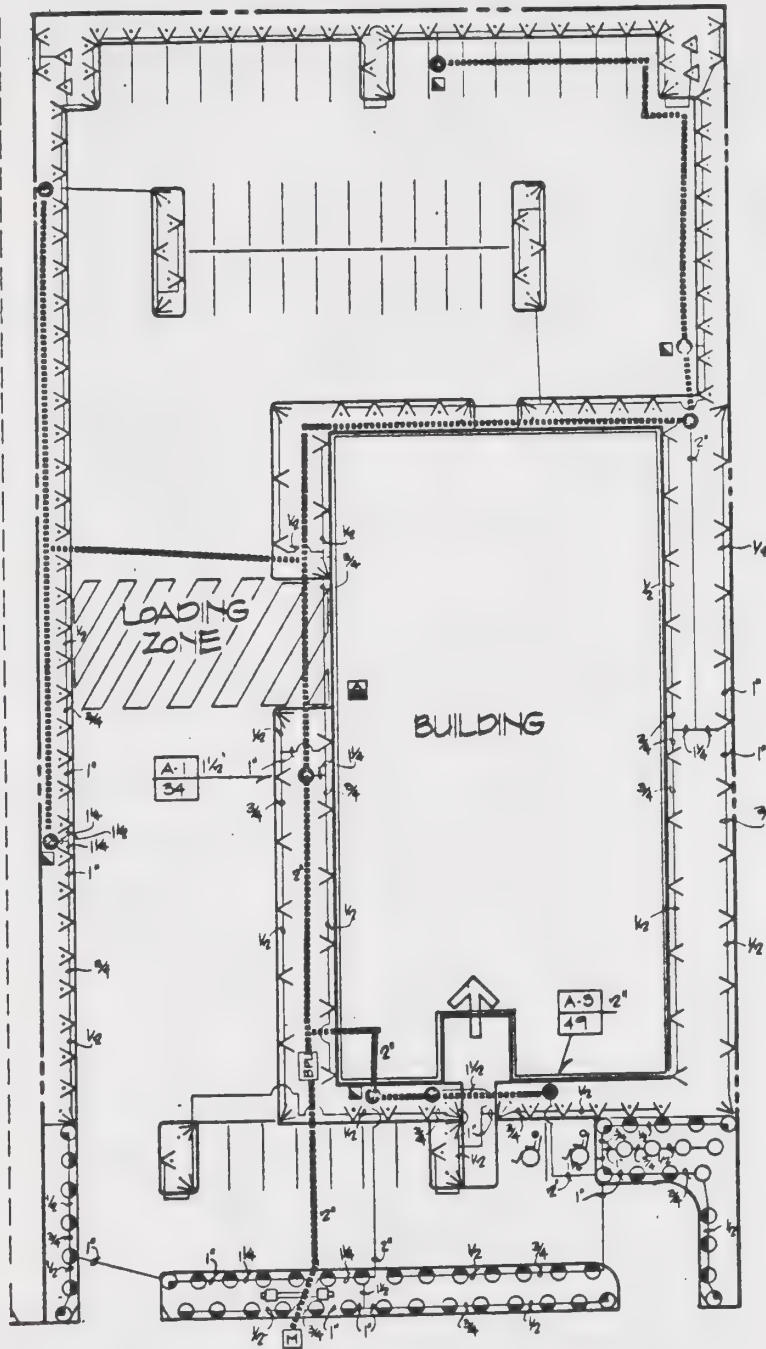
1 of 3

ADJACENT BUILDING

ADJACENT PROJECT

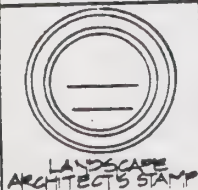
ADJACENT BUILDING

ADJACENT PROJECT



NOTE!
LOCATION OF MAINLINE
& VALVES ARE
SCHEMATIC.

STREET NAME



OWNER'S NAME/ADDRESS:

LANDSCAPE ARCH.'S NAME/ADDRESS:

SHEET TITLE:

IRRIGATION PLAN.

PROJECT NAME:

ATTACHMENT "3"

DATE: 1-1-01



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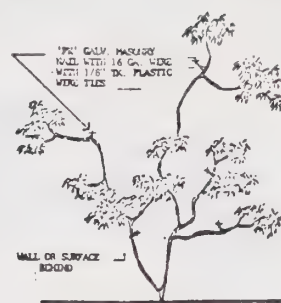
REVISED:

SHEET NO.

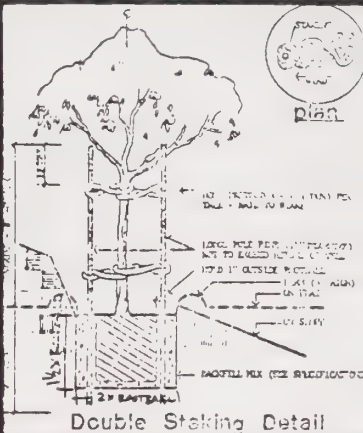
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2 OF 3

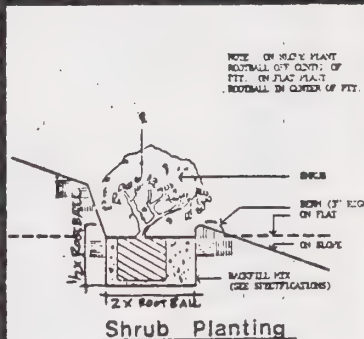
LEGEND			
BOTANICAL NAME	COMMON NAME	QUANTITY	
-TREES-		15 g.c.	5 g.c. 1 g.c.
CEPIS OCCIDENTALIS	WESTERN REDBUD	5	
MEIALEUCA MESOPHYLLA	PINK MEIALEUCA	0	
PINUS CANADENSIS	CANOPY ISLE PINE	31	
PLATANUS RACEMOSA	CALIFORNIA SYCAMORE	69	
-SHRUBS-			
BACCHARIS PILULARIS	COYOTE BUSH		110
CEANOTHUS IMPRESSUS	SANTA BARBARA LILAC	21	
ELAEAGNUS PUNGENS	CALIFORNIA SILVERBERRY	61	
FRAXINUS (THE ONE) "CARNIUM"	CANADIAN FRAXINUS		25
LEUCOPHYLLA WHITE	N.C.M.	164	
JUNIPERUS CHINENSIS TORULOSA	HOLLYWOOD JUNIPER	138	
JUNIPERUS C. ARMSTRONGII	ARMSTRONG JUNIPER	102	
JUNIPERUS C. CONFERTA	SHORE JUNIPER		266
JUNIPERUS C. "MINT JULEP"	MINT JULEP JUNIPER		47
MAHONIA AQUIFOLIUM	DWARF OREGON GRAPE		42
MYOPORUM LAETUM	N.C.M.		20
XYLOSMA CORCOSTUM	SHINY XYLOSMA	71	
-COLOR-			77
HEMEROCALLIS MINOR	DWARF YELLOW DAYLILY		77
KNIPHOFIA UVARIA	RED HOT POKE		75
-GROUND COVER-			
 ARCTOTHECA CALENDOULA	CAPEWEED - PLANT FROM ROOTED CUTTINGS @ 18" O.C. AND 18" FROM OTHER PLANTS		
 SEEDED TURF	PER CITY OF VENTURA SPECIFICATIONS		
PLANTING NOTES			
1. ALL NORTH BANK DR. PLANTING AREAS TO RECEIVE 2" OF PEBBLE BARK MULCH UNLESS OTHERWISE NOTED.			



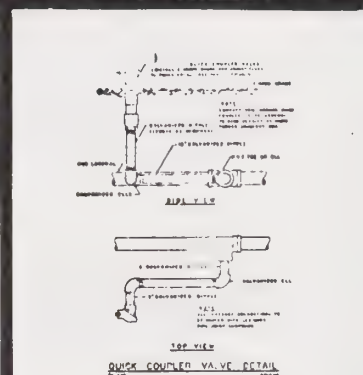
Vine Tying



Double Staking Detail

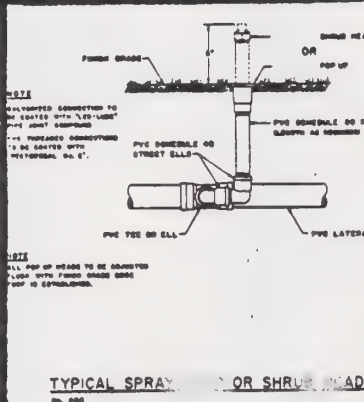


Shrub Planting

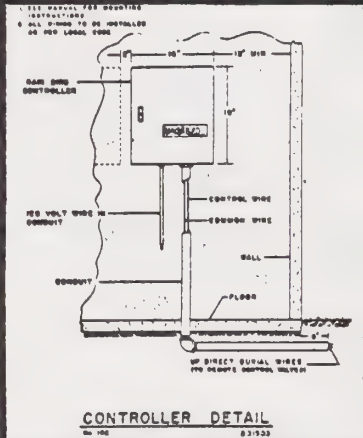


QUICK COUPLER VALVE DETAIL

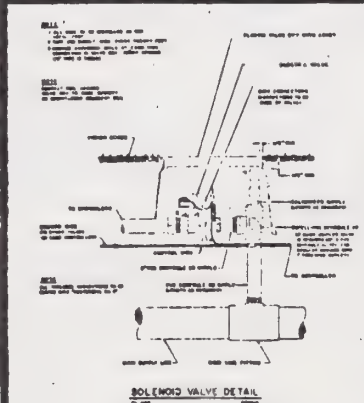
LEGEND					
KEY	DESCRIPTION	MANUFACTURER	P.S.I.	G.P.M.	WAD.
○ ○ ○	TURF POP-UP: 4.5, FULL HEAD	RAINDOG #2800	30	1.5-3.8	14'
○ ○ ○	SAME - ADJUST NOZZLE	SAME	15	1.1-2.9	11'
▽ ▽ ▽	STREAM SPRAY: 4.5, FULL HEAD	RAINDOG #1455	25	0.7-1.9	20'
▽ ▽ ▽	SAME - ADJUST NOZZLE	SAME	15	0.5-1.5	16'
▽ ▽ ▽	SAME - SPACE AT 10 FE.	SAME	15	0.5-1.5	16'
			REMARKS		
—	DRIP CHITTER	RAINDOG #EM-T (5 OUTLETS)	W/400 TEA BY PEPCO		
⊗	PRESSURE REGULATOR	WILKY #91	LINE SIZE		
□	FILTER	JANE ANVILLE	4PH 1-C		
⊞	WATER METER	PER CITY STANDARD	SIZE ON PLAN		
⊞	BACKFLOW PREVENTER	TORCOG	REDUCED PRESSURE TYPE		
⊞	REMOTE CONTROL VALVE	RAINDOG SERIES "E A"	SIZE ON PLAN		
⊞	QUICK COUPLER	RAINDOG "E" TYPE	LOCKING		
⊞	GATE VALVE	WARGO OR EQUAL	LINE SIZE		
⊞	CONTROLLER	PEDOG - PEDISTAL MOUNT	A=RC-23A B=RC-12A		
⊞	"	" - WALL MOUNT	C,D,E=RC-3		
————	MAINLINE	ASCO OR EQUAL	CLASS 315 P.V.C.		
————	DOMESTIC	ASCO OR EQUAL	CLASS 315 P.V.C.		
————	LATERAL LINE	ASCO OR EQUAL	CLASS 200 P.V.C.		
————	DRIP LATERAL LINE	PRCIF OR EQUAL	CLASS 200 P.V.C.		
GENERAL NOTES					
1. DESIGN PRESSURE IS 60 P.S.I.					
2. SEE WRITTEN SPECIFICATIONS FOR INSTALLATION DETAILS					
3.	<div style="display: flex; align-items: center;"> <div style="border: 1px solid black; padding: 2px; margin-right: 10px;">A.G.</div> <div style="border: 1px solid black; padding: 2px; margin-right: 10px;">2.5</div> <div style="margin-right: 10px;">←</div> <div>STATION SEQUENCING</div> </div> <div style="display: flex; align-items: center;"> <div style="border: 1px solid black; padding: 2px; margin-right: 10px;">2.5</div> <div style="margin-right: 10px;">→</div> <div>VALVE SIZE</div> </div> <div style="display: flex; align-items: center;"> <div style="border: 1px solid black; padding: 2px; margin-right: 10px;">2.5</div> <div style="margin-right: 10px;">→</div> <div>G.P.M.</div> </div>				
4. INSTALL CHECK VALVES IN LATERALS WHERE NEEDED.					



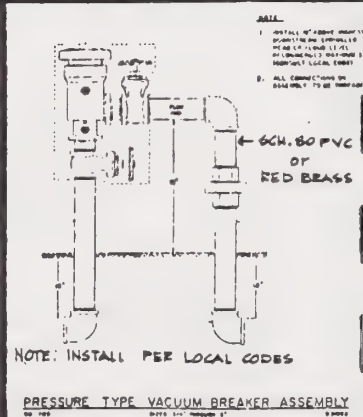
TYPICAL SPRAY OR SHRUB HEAD



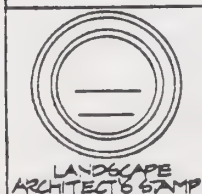
CONTROLLER DETAIL



SOLENOID VALVE DETAIL



PRESSURE TYPE VACUUM BREAKER ASSEMBLY



OWNER'S NAME/ADDRESS:

SHEET TITLE:

LEGENDS & DETAILS

LANDSCAPE ARCHITECT'S NAME/ADDRESS:

PROJECT NAME:

ATTACHMENT "4"

DATE: 1-1-01

SCALE: N.T.S.

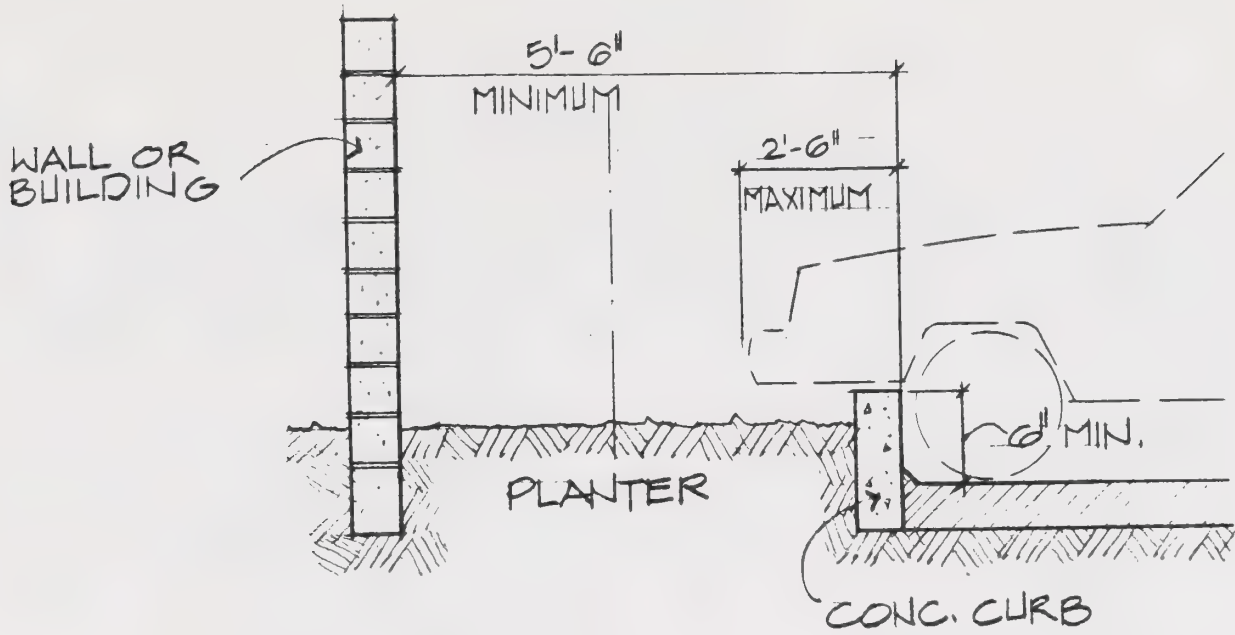
REVISIONS:

REVISIONS:

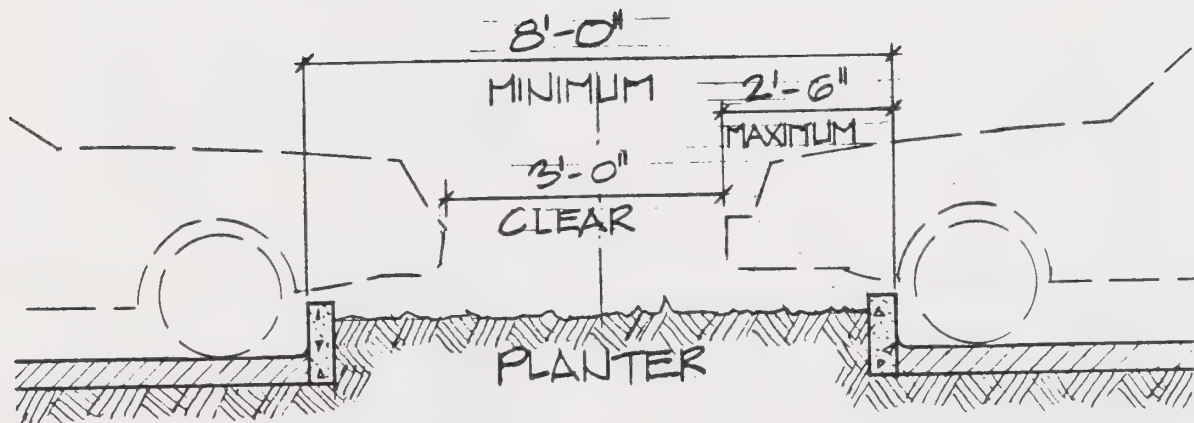
SHEET NO.

3

3 OF 3



SINGLE VEHICLE OVERHANG



DOUBLE VEHICLE OVERHANG

RECOMMENDED STREET TREES

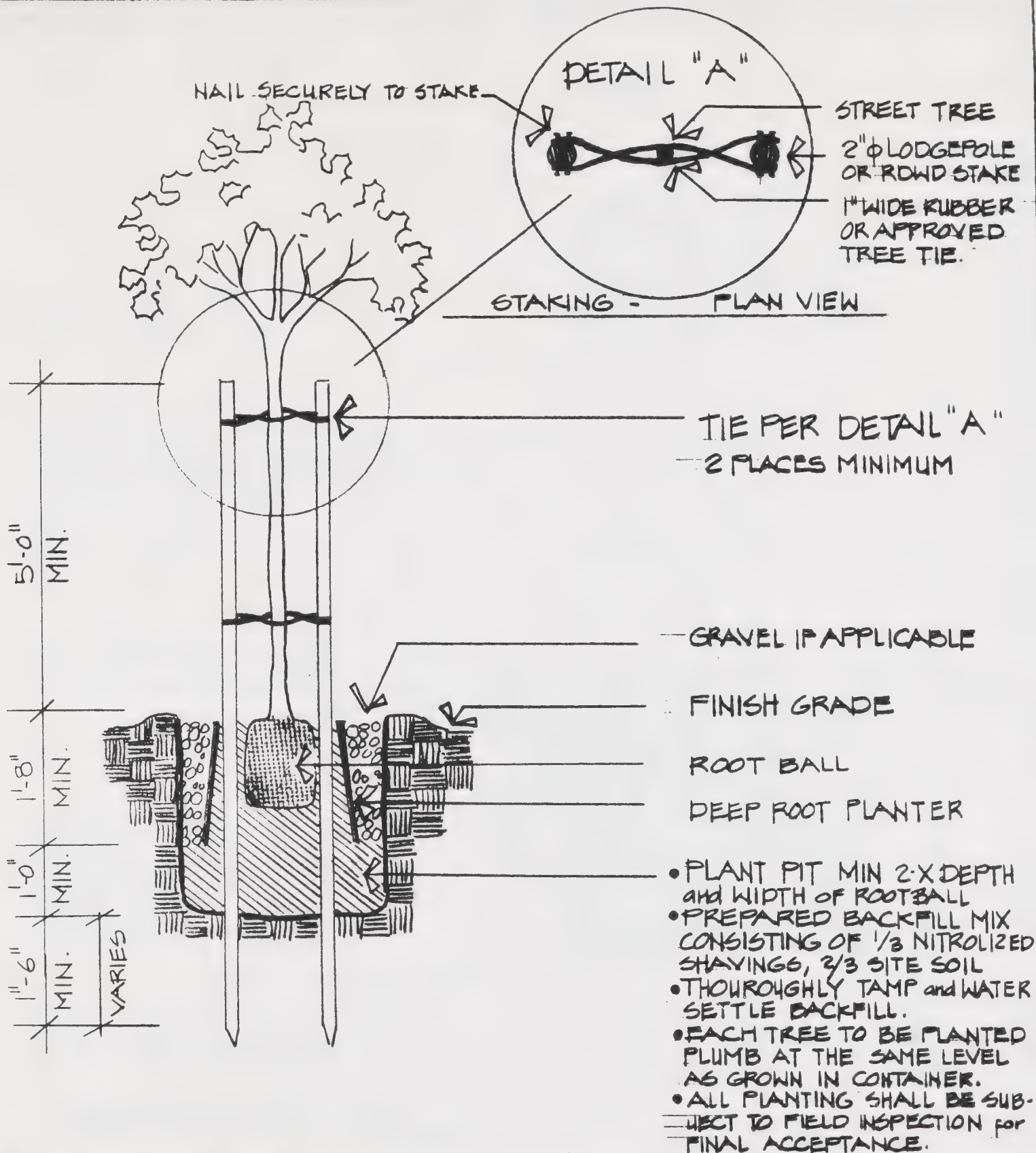
<u>Botanic Name</u>	<u>Common Name</u>
<u>Evergreen</u>	
*Callistemon viminalis	Bottle brush
Cinnamomum camphora	Camphor
Corynocarpus laveigata	New Zealand Laurel
*Cupania anacardioides	Carrotwood
Eucalyptus cinerea	Ash Colored Eucalyptus
Eucalyptus ficifolia	Red Flowering Gum
Eucalyptus maculata	Spotted Eucalyptus
Eucalyptus nicholii	Nichols Eucalyptus
Eucalyptus pulverulenta	Silver Mountain Gum
Eucalyptus sideroxylon rosea	Red Ironbark
Eucalyptus torquata	Coral Gum
*Geijera paviflora	Australian Willow
*Ligustrum lucidum	Glossy Privet
*Maytenus boaria	Mayten Tree
*Melaleuca quinquenervia	Cajeput Tree
*Metrosideros tomentosa	New Zealand Christmas Tree
*Nerium oleander 'Sister Agnes'	Oleander
*Podocarpus gracilior	Fern Podocarpus
*Quercus agrifolia	California Live Oak
*Quercus ilex	Holly Oak
Quercus virginiana	Southern Live Oak
*Tristania conferta	Brisbane Box
*Ulmus parviflora sempervirens	Evergreen Elm
<u>Conifers</u>	
*Pinus canariensis	Canary Island Pine
Pinus pinea	Italian Stone Pine
Pinus torreyana	Torrey Pine
<u>Deciduous</u>	
Calodendrum capense	Cape Chestnut
*Ginkgo biloba	Maidenhair
*Koelreutaria paniculata	Golden Rain Tree
*Lagerstroemia indica	Crape Myrtle
*Liriodendron tulipifera	Tulip Tree
*Liquidambar styraciflua-Palo Alto	Sweet Gum
*Pistacia chinensis	Chinese Pistache
Platanus acerifolia	European Sycamore
*Prunus pissardi	Purple Leaf Plum
*Pyrus calleryana 'Bradford'	Bradford Pear
Tipuana tipu	Tipu Tree
*Zelkova serrata	Sawleaf Zelkova

Notes:

Only those trees marked with an asterisk () are the Public Works Official Street Trees. All other trees on this list may be used (within County Road rights-of-way) only with written permission of the Director of Public Works or his appointed representative. Such permission must be obtained prior to recordation or final project approval. All trees must be planted in accordance with county street tree detail number 8-A thru 8-D.

All trees identified on this list were selected because they are relatively easy to grow and are aesthetically pleasing. None of these trees are without special problems and requirements. When selecting trees from this list, such issues as climate, soil adaptation and aesthetic compatibility must be considered. Therefore, all selections shall be reviewed by the County Landscape Consultant.

RAdvB58

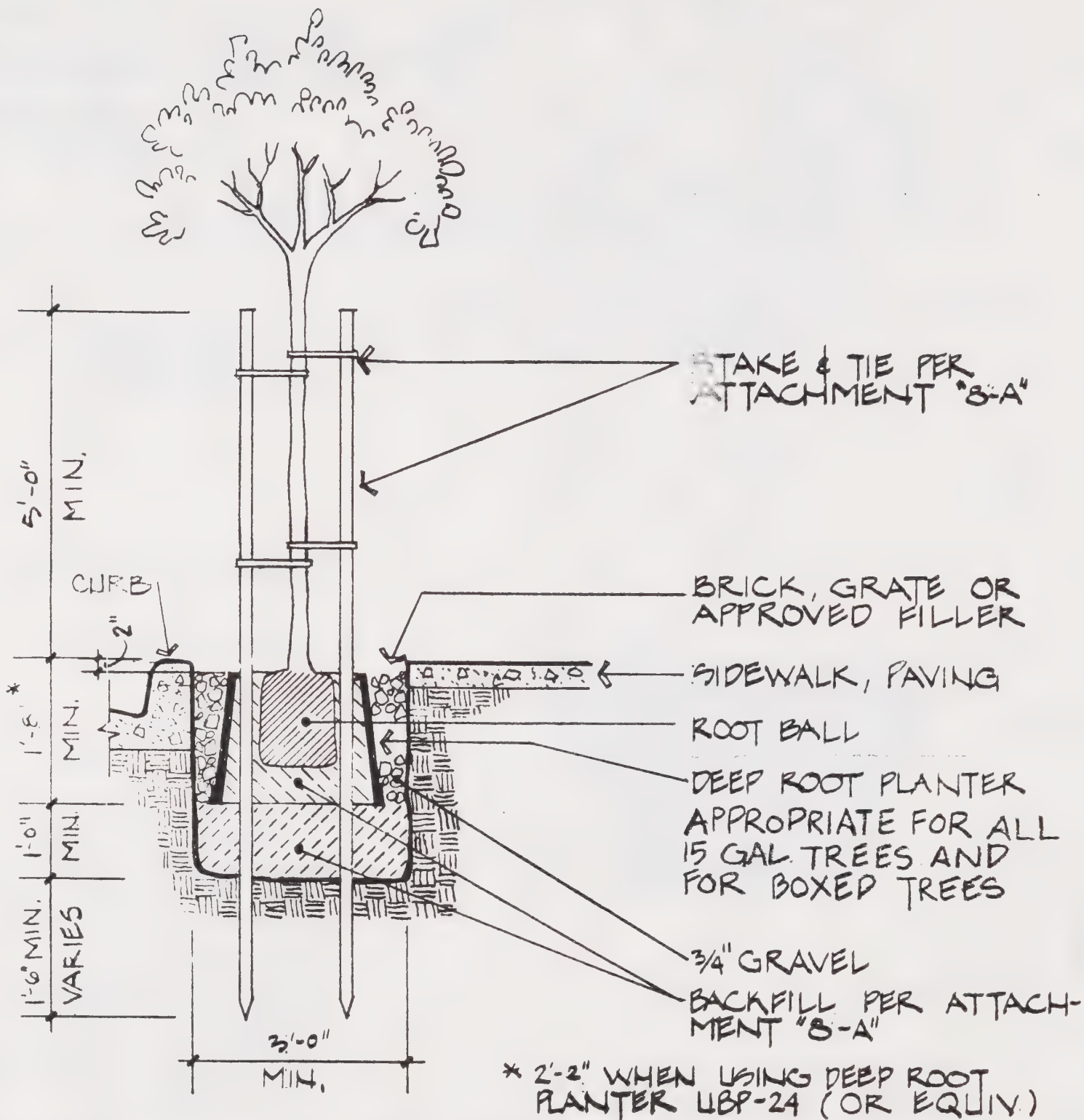


STREET TREE PLANTING and STAKING DETAIL 8-A

ATTACHMENT "8-A"

VENTURA COUNTY
PUBLIC WORKS AGENCY

JUNE 7, 1982



STREET TREE DETAIL TYPE "B" - TREEWELL

ATTACHMENT "8-B"

VENTURA COUNTY
PUBLIC WORKS AGENCY

DRAWN BY B. LOCKARD
JUNE 7, 1982

STAKE & TIE PER ATTACHMENT "8-A"

PARKWAY WIDTH (P) AND SIDEWALK WIDTH (S) WILL VARY ACCORDING TO ROAD STANDARD USED. TREE PLACEMENT (T) IS TO BE $\frac{1}{2}$ DISTANCE OF CURB TO SIDEWALK.

CURB

MULCH

$\frac{3}{4}$ " GRAVEL

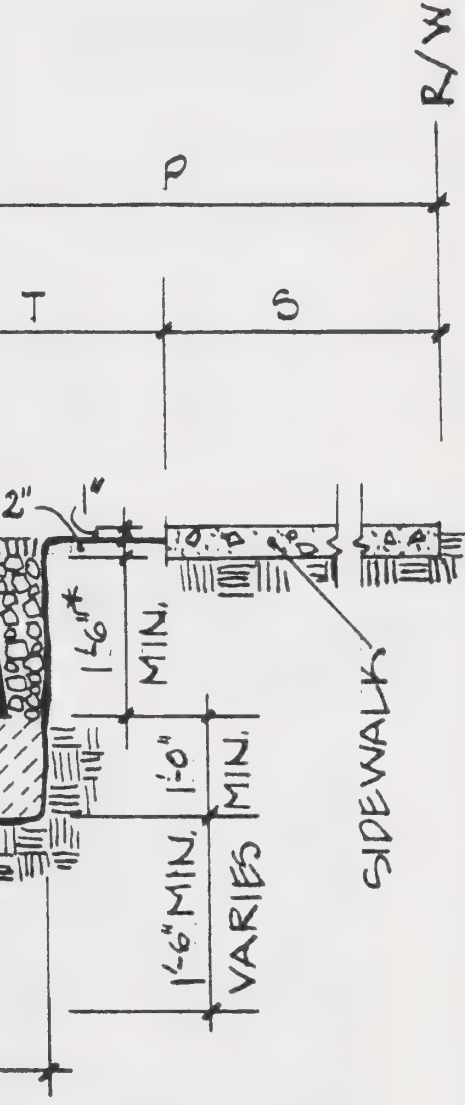
ROOT BALL

DEEP ROOT PLANTER APPROPRIATE FOR ALL 15 GAL. TREES AND FOR BOXED TREES**

BACKFILL PER ATTACHMENT "8-A"

* MINIMUM 2'-0" WHEN USING DEEP ROOT PLANTER UBP-24.

** OR APPROVED EQUIV.



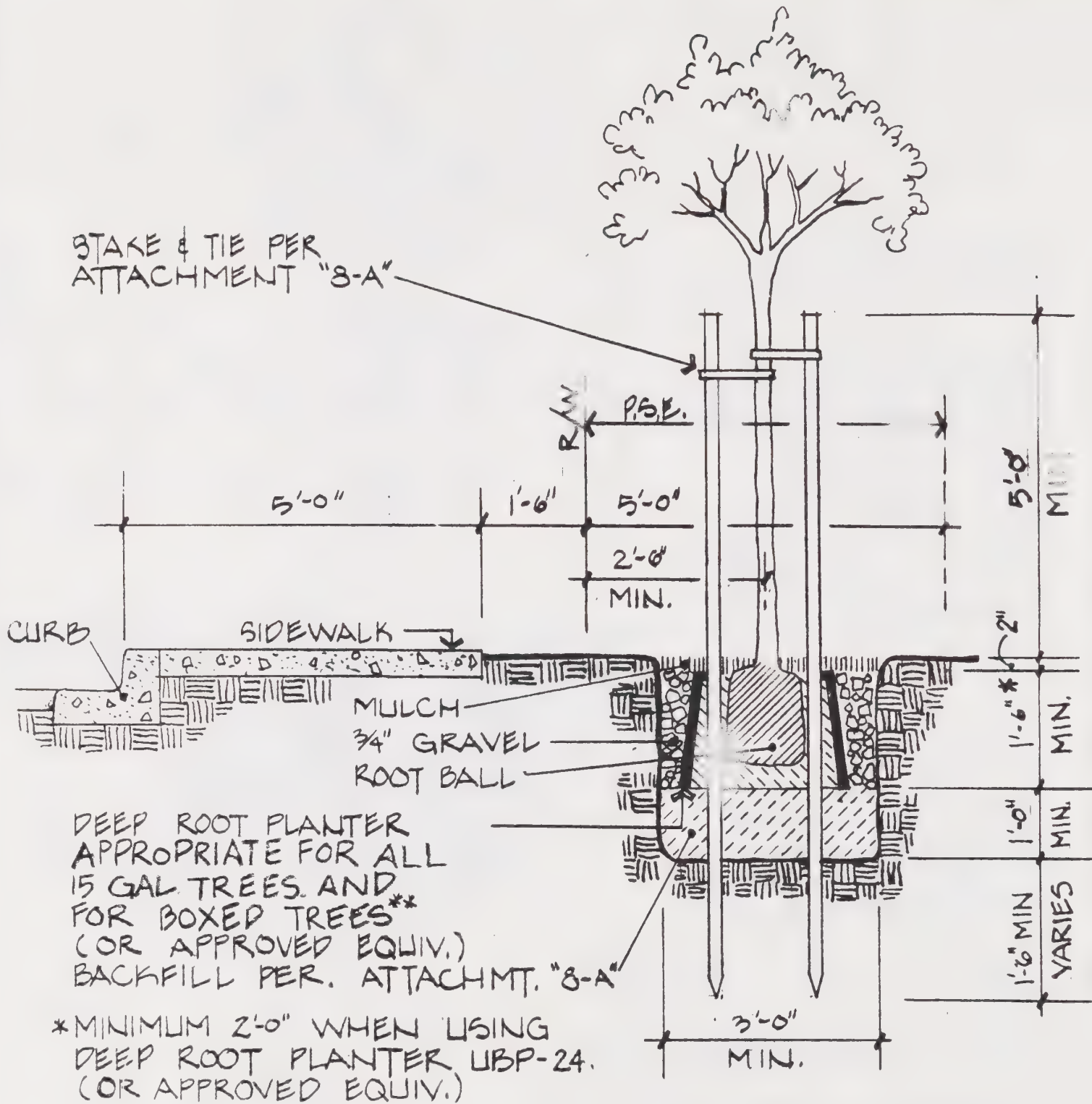
NO SCALE

STREET TREE DETAIL
TYPE "C"- SIDEWALK ADJA-
CENT TO RIGHT OF WAY

ATTACHMENT "8-C"

VENTURA COUNTY
PUBLIC WORKS AGENCY

DRAWN BY B. LOCKARD
JUNE 7, 1982



STREET TREE DETAIL
TYPE "D" - SIDEWALK
ADJACENT TO CURB

ATTACHMENT "8-D"

VENTURA COUNTY
PUBLIC WORKS AGENCY

DRAWN BY B. LOCKARD
JUNE 7, 1982

ATTACHMENT "9"

PLANT LIST

Proposed plant materials shall relate to architectural design elements based upon the characteristics of plant groups to assure compatibility with site improvements. Landscape materials not included on the following list may be considered, if recommended by a California registered Landscape Architect.

Botanic Name

Common Name

Trees-Evergreen

Olea europea	European Olive
Melaleuca quinquenervia	Cajeput Tree
Pinus canariensis	Canary Island Pine
Eucalyptus sideroxylon	Pink Ironbark
Eucalyptus citriodora	Lemon-Scented Gum
Tristania conferta	Brisbane Box
Quercus agrifolia	Coast Live Oak
Prunus lyonii	Catalina Cherry
Schinus molle	California Pepper

Trees-Deciduous

Platanus acerifolia	European Sycamore
Ginkgo biloba	(Grafted Male) "Fairmont"
Brachychiton acerifolium	Australian Flame Tree
Pistachia chinensis	Chinese Pistache
Alnus rhombifolia	White Alder
Platanus racemosa	California Sycamore

Shrub-Large

Arbutus unedo	Strawberry Tree
Abelia grandiflora	Glossy Abelia
Escallonia fradesii	Pink Escallonia
Photinia fraseri	Photinia
Coccolus laurifolius	NCN
Hibiscus (varieties)	Chinese Hibiscus
Nerium oleander	Oleander-varieties
Prunus lyonii	Catalina Cherry
Juniperus torulosa	Hollywood Juniper
Myoporum laetum	Myoporum
Rhamnus californica	Coffeeberry
Ceanothus (species)	Large Varieties
Heteromeles arbutifolia	Toyon
Fremontia 'California Glory'	Flannel Bush
Echium fastuosum	Pride of Madiera
Eleagnus pungens	Calif. Silver berry
Prunus ilicifolia	Hollyleaf cherry

Botanic NameCommon NameShrubs-Medium

Mahonia aquifolia
Hebe (species)
Pittosporum tobira var.
Rapheolepis indica
Grevillea noellii
Nandina domestica
Juniperus (species)
Lantana (species)
Hemerocallis aurantiaca
Knifofia uvaria
Ceanothus (species)

Oregon Grape (compact)
Veronica
Variegated Mock Orange
Indian Hawthorne
NCN
Heavenly Bamboo
Juniper Varieties
Lantana
Golden Day-Lily
Red Hot Poker
California Lilac

Shrubs-Low

Juniper (species)
Carissa tuttle
Ceanothus griseus horiz.
Pyracantha prostrata
Agapanthus africanus
Trachelospermum jasminoides
Arctostaphylos hookeri

Low Juniper Varieties
Tuttle's Carissa
Carmel Creeper
Santa Cruz
Nile Lily
Star Jasmine
Monterey Mazanita

Ground Covers

Arctotheca calendula
Baccharis pilularis 'Twin Peaks'
Gazania (species)
Pelargonium peltatum
Potentilla verna
Hedera (species)
Cotoneaster microphylla
Phylla nodifolia
Rosmarinus prostrata

Yellow Capeweed
Coyote Bush
Gazanias
Ivy Geranium
Spring Cinquefoil
Small Leafed Ivy
Rock Spray
Lippia
Dwarf Rosemary

Vines

Doxantha unguis-cati
Clematis armandii
Bignonia violacea
Bougainvillea (species)
Ficus repens
Partenocissus tricuspidata
Phaedranthus buccinatorius

Cats Claw
Evergreen Clematis
Violet Trumpet Vine
Bougainvillea
Creeping Fig
Boston Ivy
Red Trumpet Vine

RA:dv/B57

ATTACHMENT "10"

Irrigated Groundcovers

Proposed plant materials shall relate to architectural design elements based upon the characteristics of plant groups to assure compatibility with site improvements. Landscape materials not included on the following list may be considered, if recommended by a California registered Landscape Architect.

<u>BOTANIC NAME</u>	<u>COMMON NAME</u>
Dimorphotheca aurantiaca	Cape Marigold
Eschscholzia californica	California Poppy
Calendula officinalis	Pacific Beauty
Tagetes patula	Marigold
Lobularia maritima	Alyssum
Gazania (species)	Gazania
Trifolium fragiferum	O'Connors Legume

Depending upon the terrain of the site, the following slurry mix ratio shall be utilized:

<u>Slope</u>	<u>Mulch</u>	<u>Fertilizer</u>
Very Flat (10:1)	1000 Lbs/Ac	500 Lbs/Ac+8-8-4*
Gentle (5:1)	1200 Lbs/Ac	500 Lbs/Ac+17-13-5**
Cut & Fills (2:1 or 1½:1)	1800 Lbs/Ac	500 Lbs/Ac+17-13-5**
Severe (1:1)	2000 Lbs/Ac	500 Lbs/Ac+17-13-5***

* 8-8-4 Fertilizer: per soil analysis

** 17-13-5 Fertilizer: per soil analysis

*** Use "Ecology Control"/M-Binder (or equal)

ATTACHMENT "11"

Non-Irrigated Groundcovers

Proposed plant materials shall relate to architectural design elements based upon the characteristics of plant groups to assure compatibility with site improvements. Landscape materials not included on the following list may be considered, if recommended by a California registered Landscape Architect.

<u>BOTANIC NAME</u>	<u>COMMON NAME</u>
Atriplex semibacata	Saltbush
Baileya multiradiata	Desert Bailey
Lasthenia glabrata	Gold Field
Encelia californica	NCN*
Eriogonum fasciculatum	Buckwheat
Eriophyllum confertiflorum	Golden Yarrow
Lotus scoparius	Deer Weed
Lupinus succulentus	Blue Lupin
Salvia columbariae	Blue Chia
Virguiera laciniata	NCN*
Dimorphotheca anna	African Daisy
Achillea millefolium	White Yarrow
Avena fatua (variety)	
Montezuma	Montezuma Oats
Bromus mollis	Blando Brome
Eschscholzia californica	California Poppy
Layia platyglossa	Tiny Tips
Linum grandiflorum rubrum	Red Flax
Linum lewisii	Blue Flax
Oenothera hookeri	Wild Primrose
Pennisetum villosus	Fountain Grass
Sisyrinchium bellum	Blue Eyes Grass
Lobularia maritima	Alyssum

*NCN = No Common Name

RA:IE211

APPENDIX 1

GUIDELINES FOR WATER CONSERVING LANDSCAPE DESIGN

Landscape Water Conservation

Due to the increasing demand for water and the limited supply available in our County, low water usage landscaping shall be encouraged in new developments. Specific means to achieve a reduction in water use in landscaping are outlined below:

- a. Low water usage plant materials: The attached plant list contains commonly available low water using plant materials suitable for most areas in this County. Other low water usage plant varieties will be considered if recommended by a California Registered Landscape Architect. A mix of one gallon to fifteen gallon container plants is required by these guidelines, however, smaller container sized California Native plants may be given special size consideration.
- b. Turf Areas: Turf typically requires more water than low water usage ground covers and shrubs. Large areas of turf are therefore discouraged. Large areas approved for turf will require the use of lower water usage turf varieties (see plant list for recommended varieties).
- c. Irrigation Systems: Low precipitation heads properly located to minimize landscape water over-spray onto un-planted areas and areas of dissimilar water needs shall be encouraged.
- d. Maintenance and Water Schedule: A post-installation maintenance program with a watering schedule, for the ongoing maintenance of similar(*)need areas is encouraged. The schedule should consider water needs based on average seasonal conditions. See Section 4 for more details about post installation maintenance schedules.

(*) Similar need refers to planted areas with similar characteristics affecting water need (i.e. sun vs. shade, flat vs. slopes, turf vs. ground covers).

LOW WATER USING
PLANT LIST

These plant varieties were selected due to their suitability for most areas in Ventura County. They require minimal irrigation once established, are commonly available, and attractive. Landscape materials not included on the following list may be considered, if recommended by a California registered Landscape Architect.

Botanic Name

Common Name

Trees-Evergreen

Olea europea	European Olive
Melaleuca quinquenervia	Cajeput Tree
Pinus canariensis	Canary Island Pine
Eucalyptus sideroxylon	Pink Ironbark
Eucalyptus citriodora	Lemon-Scented Gum
Tristania conferta	Brisbane Box
Quercus agrifolia	Coast Live Oak
Prunus lyonii	Catalina Cherry
Schinus molle	California Pepper

Trees-Deciduous

Platanus acerifolia	European Sycamore
Ginkgo biloba	(Grafted Male) "Fairmont"
Pistachia chinensis	Chinese Pistache
Alnus rhombifolia	White Alder
Platanus racemosa	California Sycamore
Quercus lob.	Valley Oak
Acacia spec.	Wattle
Casurina	Beefwood
Metrosideros	New Zealand Christmas Tree

Shrub-Large

Arbutus unedo	Strawberry Tree
Abelia grandiflora	Glossy Abelia
Escallonia fradesii	Pink Escallonia
Photinia fraseri	Photinia
Nerium oleander	Oleander-varieties
Prunus lyonii	Catalina Cherry
Juniperus torulosa	Hollywood Juniper
Myoporum laetum	Myoporum
Rhamnus californica	Coffeeberry
Ceanothus (species)	Large Varieties
Heteromeles arbutifolia	Toyon
Fremontia 'California Glory'	Flannel Bush
Echium fastuosum	Pride of Madiera

Botanic NameCommon Name

Eleagnus pungea
Prunus ilicifolia
Callistemon spec.
Cotoneaster
Cistus
Arctostaphyllis spec.
Leptospermum
Rhus
Cassia artemisioides
Cistus purpureus

California Siver Berry
Hollyleaf Cherry
Bottlebrush
NCN
Rock Rose
Manzanita
Tea Tree
Lemonaide Berry
Feathery Cassia
Desert Rock Rose

Shrubs-Medium

Mahonia aquifolia
Rapheolepis indica
Juniperus (species)
Hemerocallis aurantiaca
Knifofia uvaria
Ceanothus (species)

Oregon Grape (compact)
Indian Hawthorne
Juniper Varieties
Golden Day-Lily
Red Hot Poker
California Lilac

Shrubs-Low

Juniper (species)
Ceanothus griseus horiz.
Pyracantha prostrata
Arctostaphylos hookeri

Low Juniper Varieties
Carmel Creeper
Santa Cruz
Monterey Manzanita

Ground Covers

Arctotheca calendula
Baccharis pilularis 'Twin Peaks'
Gazania (species)
Arctostaphylis
Cotoneaster microphylla
Phylla nodifolia
Rosmarinus prostrata

Yellow Capeweed
Coyote Bush
Gazanias
Little Sur Manzanita
Rock Spray
Lippia
Dwarf Rosemary

Vines

Doxantha unguis-cati
Bougainvillea (species)

Cats Claw
Bougainvillea

Turf

Improved fescues
Bermuda hybrids

Perennials - for color

Coreopsis auriculata
Diplacus hybrids
Galvezia speciosa
Kniphefia uvaria
Limonium perezii
Penstemon hydrids

Golden Coreopsis
California Monkey flower
Island Snapdragon
Poker Flower
Stacie
California Penstemon

Sources for Plant Material (Wholesale)

Growers of California Native Plants and Water Conserving Plants:

Tree of Life Nursery
28611 San Juan Creek Rd.
San Juan Capistrano, CA 92693

Leonard Coates Nursery
Casserly Rd.
Watsonville, CA

Monrovia Nursery
18331 E. Foothill Blvd.
Azusa, CA 91702

Native Sons Nursery
379 W. El Campo Road
Arroyo Grande, CA 93420

San Marcos Growers
125 S. San Marcos Rd.
Santa Barbara, CA 93160

References/Sources

Trees and Shrubs for Dry California Landscapes
Bob Perry, 1982,
Land Design Publishing
P.O. Box 857, San Dimas, CA 91773 (\$28.50)

Flowering Plants in the Landscape
Mildred E. Mathias, 1982, University of California Press

Plants for California Landscapes; A Catalog of Drought Tolerant Plants
Bulletin 209, Department of Water Resources, State of California, 1981

Plants for Dry Climates
1981, HP Books
P.O. Box 5367, Tuscon, Arizona, 85703
\$7.95

MODEL HOME DEVELOPMENT CRITERIA WATER CONSERVING LANDSCAPE DESIGN

It is County Planning Division policy that at least one model home in new residential tracts with more than two model homes will be landscaped entirely with low water use landscaping. The following criteria apply to those model homes being designed to meet the water saving landscaping requirement. Each "water saving" model home shall contain exclusively low water use plant materials and low flow irrigation systems, with appropriate signs and information for prospective home buyers.

PLANT MATERIALS

Some plants considered to be low water using in Ventura County are identified in the attached plant list. Other low water use plants may be substituted, if approved by the County landscape consultant for the project. Many of the plants listed are attractive, flowering, require relatively little maintenance once established, and will enhance the appearance of the model.

IRRIGATION SYSTEM

As described in the Ventura County Guide to Landscape Plans, the irrigation system serving a low water use landscape shall include low precipitation head sprinklers or drip systems. The sprinkler heads shall be located properly to minimize over-spray onto un-planted areas.

SIGNS

Front Yard Sign Identifying Model: A sign, large enough to be visible from the street (at least 2 feet by 2 feet) shall be located in front of the model home. The sign shall indicate that the model is landscaped with low water using plant materials and irrigation systems.

Other Exterior Signs: Several signs shall be placed throughout the landscaped area identifying the irrigation system used, the different sub-areas of the landscape, and any other features that contribute to the overall water conserving theme (hardscapes, redwood bark, mulch).

Interior Signs or Displays: A drawing, or combination of drawings, should be displayed inside the model providing a schematic of the landscape. These drawings should include a key identifying the plants in the yard. It is suggested that this schematic also be printed in a one page handout to be available at the model or the sales office. The drawings could be a simplified rendering of the landscape plan itself, using common names rather than the often used Latin names for the plants. The drawings should be colorful, easy to read, and should be framed for protection.

LITERATURE

A package of literature describing water conserving landscaping shall be given out to individuals upon purchasing a home in the tract. This literature (see attached list), and additional materials shall be displayed inside the model, also enclosed in a frame, with a note indicating where this material can be obtained. Literature to be given to homebuyers at the time

of purchase can be obtained, at a reasonable cost, from the Planning Division.

****NOTE:** Two important aspects of a water conserving landscape are: placement or grouping of plants, and appropriate location with respect to slope and sun exposure. Many plants that are not strictly low water using, can be grouped together in confined areas, or placed in the shade, to reduce their water needs. Plants must be grouped according to the amount of water they need, and irrigated accordingly, to assure actual water savings. The landscape architect can provide expertise in this area.

LITERATURE FOR WATER CONSERVING MODEL HOMES

Information for Model Home for General Public Nursery Program Brochure

Literature for Homeowner Folder

Information sheet describing need for water conserving landscapes
Xeriscape Brochure - (from Orange County Water District)
Sunset Reprint- Water Saving Planting Ideas
Nursery Plant Tagging Program Brochure

Suggested Literature for display

Selected California Native Plants in Color
Success List for Water Conserving Plants
Plants For California Landscapes
"Drip..It's Time Has Come"
How To Have a Green Garden in a Dry State
40 Ways to Save Water in Your Yard and Garden

WHERE THIS LITERATURE CAN BE OBTAINED

Ventura County Planning Division
Metropolitan Water District of Southern California
Water purveyor providing water service to the tract
City of Thousand Oaks Utilities Division

COST

The cost to obtain copies of the general brochure to be kept in each model home will be paid by the County. The folders of literature to be distributed to new home buyers shall be purchased by the developer from the County, at a reasonable cost. The developer shall purchase at least as many folders as there are units in the tract. The County will provide the folders and the literature to the developer when they have paid the appropriate fee.

U.C. BERKELEY LIBRARIES



C124893484

